

A meeting of the Brick Township Board of Adjustment
was held on **May 3, 2017** in the Municipal Building.
The meeting was called to order at 7:00 pm.

Notice of Public Meeting was read by Mr. Langer, Chairman. He led the Salute to the flag and the roll was called.

MEMBERS PRESENT

Harvey Langer
David Chadwick
Mike Jamnik
Dawn White
Frank Mizer
Raymond Claudio , Alt 1
Carl Anderson, Alt 2

MEMBERS ABSENT

Louis Sorrentino
Stephen Leitner

ALSO PRESENT

John Miller, Esq.
Brian Boccanfuso, PE
Tara Paxton, AICP/PP, Assistant Municipal Planner
Sean Kinnevy, Zoning Officer
Denise Sweet, Court Reporter
Pamela O'Neill, Secretary

NEW BUSINESS:

**BA-3022-C-Carlos Guzman
Block 587, Lot 11, 513 Glenwood Ave.**

Lynne Dunn, Esq. appeared on the behalf of the applicant. The applicant Mr. Guzman was sworn and testified the property was purchased in January of 2011. Mr. Guzman stated he had begun renovation of the property, when Super Storm Sandy occurred. The home was impacted with over 50% damage, which resulted in extreme mold. In the rebuilding of the home as error was made by the contractor, the rear yard setback was completed as 13.7 feet and 15 feet is required. This resulted in the encroachment into the rear yard setback. Mr. Guzman testified this was completely unintentional and

he only learned of the error during a plumbing inspection. Mr. Guzman also stated his neighbors have no issue with the encroachment of his home into the rear setback. He also testified the encroachment has no effect on the topography and drainage on the site.

The Board Engineer, Mr. Boccanfuso questioned if a parking variance would be needed and Ms. Dunn stated parking variance is not required , because the Applicant will increase the gravel driveway to 20' X18' to provide the 2 RSIS –required compliant off street parking spaces.

Mr. Kinnevy advised the applicant, he must consolidate his lots as part of the resolution of approval and Mr. Guzman agreed.

The Chairman opens the meeting to the public.

The Chairman closed the meeting to the public with no comments or questions.

Chairman Langer called Mr. Mizer to provide Factual Findings as follows:

The property is situated in R.7-5 Zone

The applicant requests variance relief to legitimize the construction of a residential home on the property located on Block 587 Lot 11, 12 & 14, for Rear Yard Setback, where 15' is permitted , but 13.7 is existing and proposed.

Applicant agrees to lot consolidation.

Mr. Mizer concluded the variance could be granted.

The Board was pooled and all concurred with the findings

A motion was made to approve the application by Ms. White and seconded by Mr. Chadwick

Ayes: Mr. Mizer, Mr. Chadwick, Mr. Jamnik, Ms. White , Mr. Claudio, Mr. Anderson, Mr. Langer

OLD BUSINESS: RESOLUTIONS

BA-3013-Anthony Paoella

323 Cutter Lane

Block 44.15 Lot 12

A motion was made by Mr. Jamnik to approve the resolution and was seconded by Mr. Mizer

In favor: Mr. Mizer, Mr. Chadwick, Mr. Jamnik, Ms. White, Mr. Claudio, Mr. Anderson, Mr. Langer

BA-3018-Mitchell Wernoch
33 Tunes Brook Drive
Block 356 Lot 415-17

A motion was made by Ms. White to approve the resolution and was seconded by Mr. Claudio

In favor: Mr. Mizer, Mr. Chadwick, Mr. Jamnik, Ms. White, Mr. Claudio, Mr. Anderson, Mr. Langer

ADJOURNMENT

A motion to adjourn the meeting was made and all were in favor.

The meeting was adjourned at 8:45 PM

Respectfully submitted by:
Pamela O'Neill